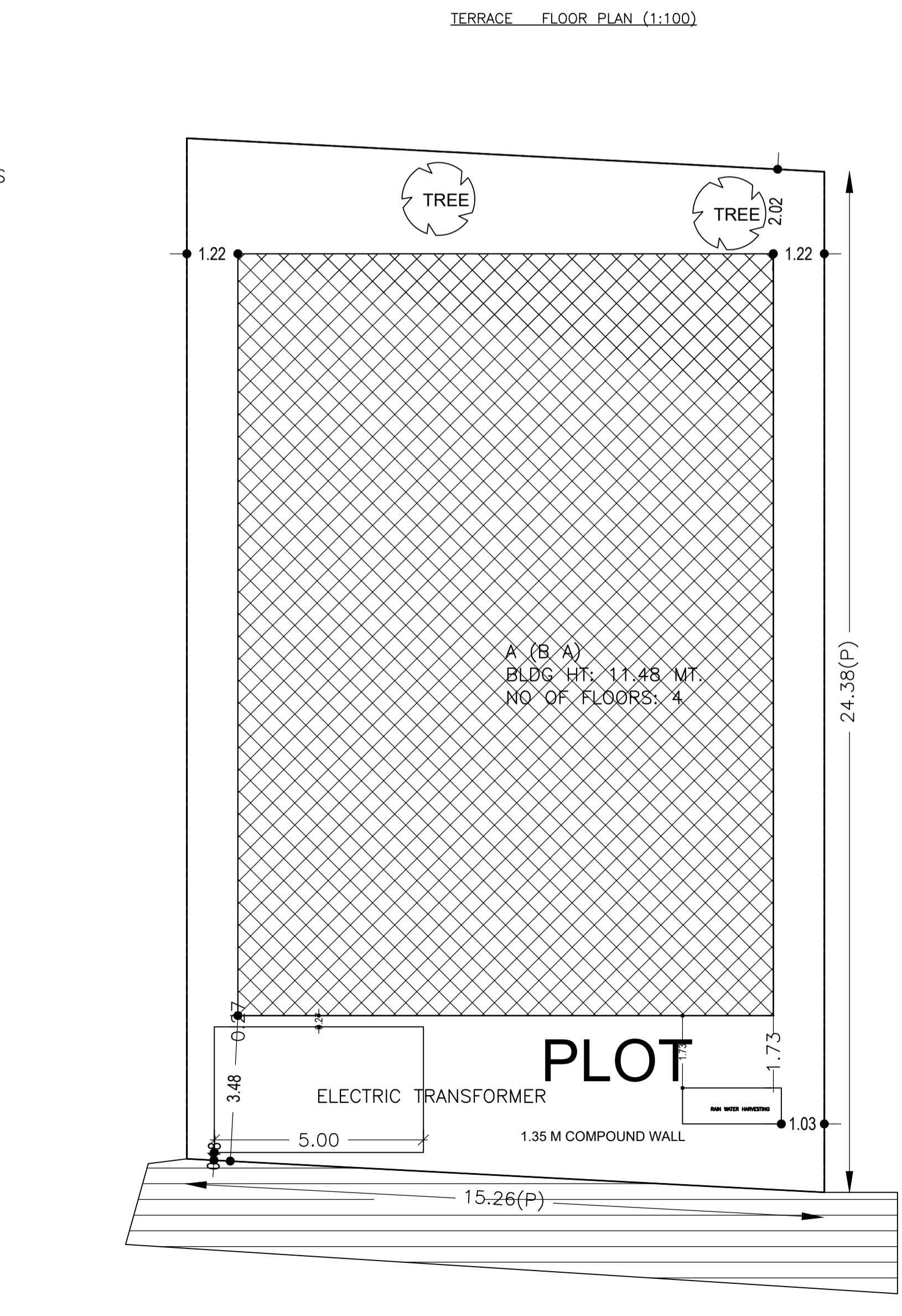
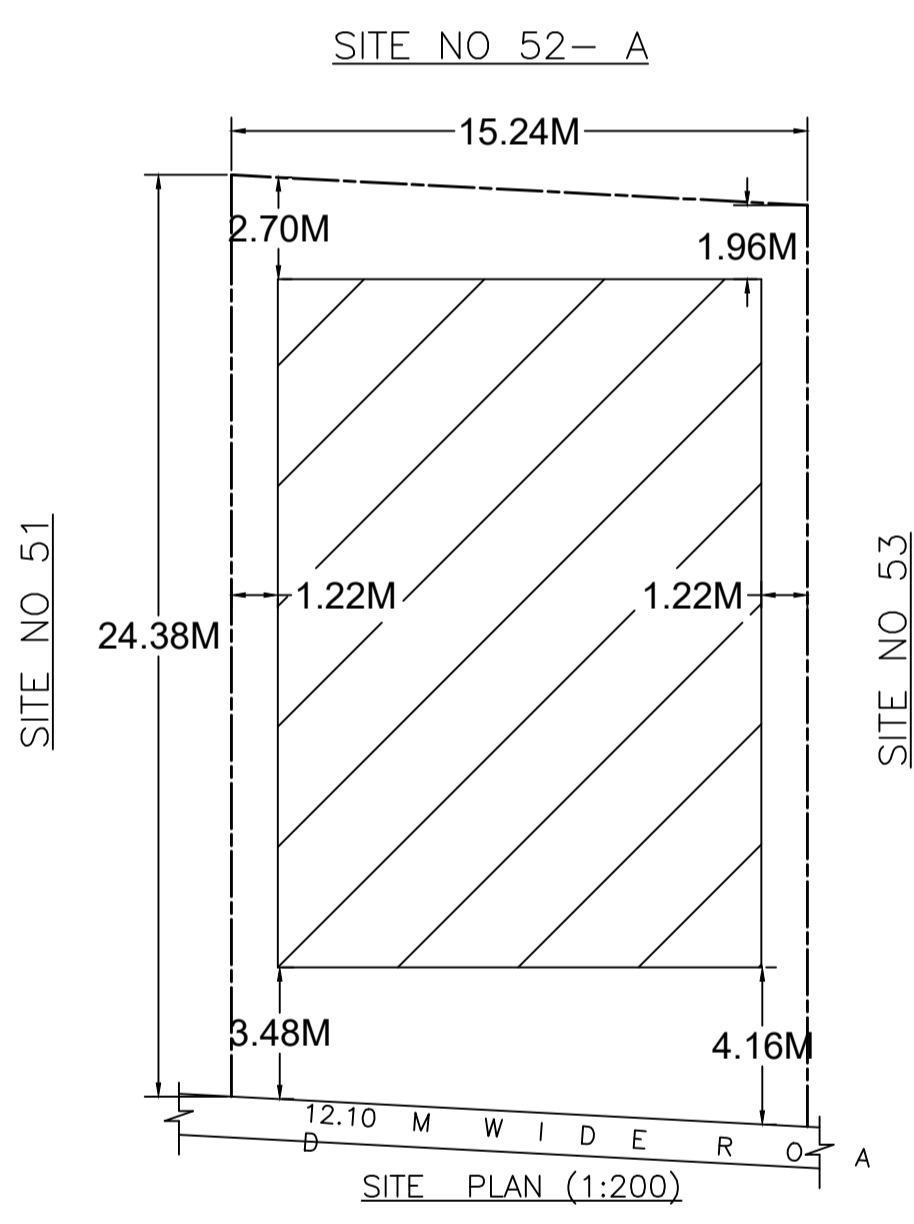
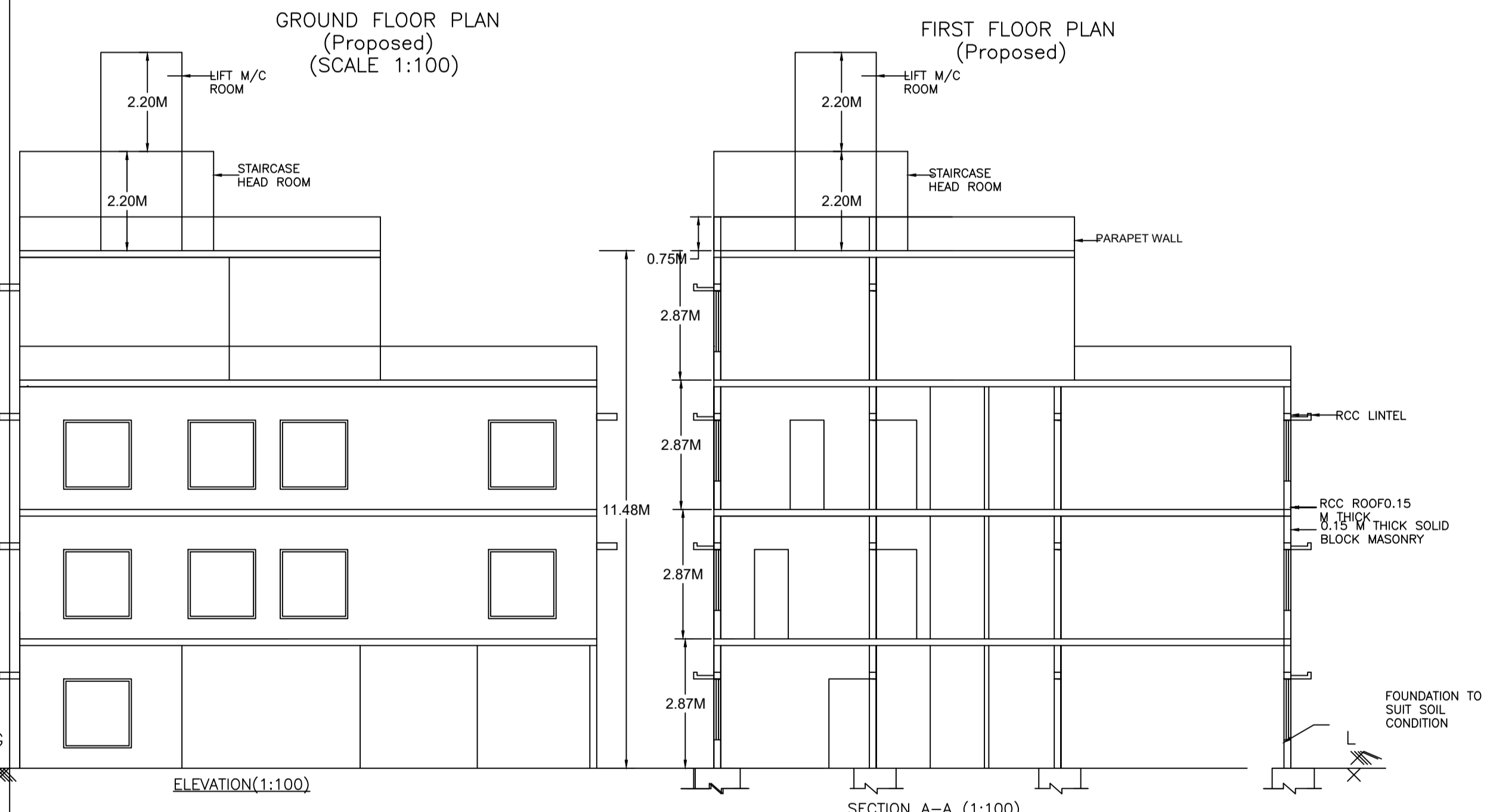


Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 52, THE IDEAL HOMES H.C.S.Ltd HALAGEVADERAHLIKENCHENAHALLI, Bangalore.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 182.02 area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on topsoil or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner's about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaa@Hoodke) Letter No. LD/95LET/2013, dated: 01-04-2013 :

COLOR INDEX		VERSION NO. 1.03	VERSION DATE: 01/11/2018
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED WORK (COVERAGE AREA)			
EXISTING (To be retained)			
EXISTING (To be demolished)			
AREA STATEMENT (BBMP)		VERSION NO. 1.03	
PROJECT DETAIL:		VERSION DATE: 01/11/2018	
Authority: BBMP	Plot Use: Residential		
Inward No: BBMP/Ad.Com./R.H/0091/19-20	Plot Sub Use: Bungalow		
Application Type: Suvarna Parvathi	Land Use Zone: Residential (Mn)		
Proposal Type: Building Permission	Plot/Sub Plot No: 52		
Nature of Sanction: New	Khata No. (As per Khata Extract): 74452/735/686		
Location: Ring-III	Locality / Street of the property: THE IDEAL HOMES H.C.S.Ltd, HALAGEVADERAHLIKENCHENAHALLI		
AREA DETAILS:		SQ.MT.	
AREA OF PLOT (Minimum)	(A)	371.55	
NET AREA OF PLOT (A-Deductions)	(A)	371.55	
COVERAGE CHECK			
Permissible Coverage area (65.00 %)		241.51	
Proposed Coverage area (62.7 %)		232.96	
Achieved Net coverage area (62.7 %)		232.96	
Balance coverage area left (2.3 %)		8.55	
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (1.75)		650.21	
Additional F.A.R. with Ring I and II (for amalgamated plot -)		0.00	
Allowable TDR Area (60% of Perm.FAR)		0.00	
Allowable max. F.A.R. Plot within 150 Mt radius of Metro station (-)		0.00	
Total Perm. FAR Area (1.75)		650.21	
Residential FAR (98.38%)		623.50	
Proposed FAR Area		532.14	
Achieved Net FAR Area (1.43)		532.14	
Balance FAR Area (0.32)		118.07	
BUILT UP AREA CHECK			
Proposed Built Up Area		778.13	
Achieved Built Up Area		793.13	



The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 02/05/2019 vide Ip number: BBMP/Ad.Com./R.H/0091/19-20 subject to terms and conditions laid down along with this building plan approval.

Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking			
A (B A)	1	778.13	20.92	9.00	3.24	30.81	182.02	523.50	532.14	01
Grand Total:	1	778.13	20.92	9.00	3.24	30.81	182.02	523.50	532.14	1.00

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking			
Terrace Floor	24.16	20.92	0.00	3.24	0.00	0.00	0.00	0.00	00
Third Floor	82.61	0.00	2.25	0.00	11.73	0.00	68.63	68.63	00
Second Floor	210.56	0.00	2.25	0.00	19.08	0.00	189.23	189.23	00
First Floor	227.84	0.00	2.25	0.00	0.00	0.00	225.59	225.59	00
Ground Floor	232.96	0.00	2.25	0.00	182.02	40.05	48.69	48.69	01
Total:	778.13	20.92	9.00	3.24	30.81	182.02	523.50	532.14	01

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
THIRD FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	5	0
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	8	0
GROUND FLOOR PLAN	SPLIT 1	FLAT	523.50	419.16	5	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	13	0
Total:	-	-	523.50	419.16	31	1

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (B A)	Residential	Bungalow	Bldg upto 11.5 mt. Ht.	R

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	3.50 X 4.95 X 1 X 1	17.04	17.04
Total	-	-	17.04

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd. / Prop.
A (B A)	Residential	Bungalow	375.01 - 625	1	-	3	-
Total:	-	-	-	-	-	3	5

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	5	68.75
Total Car	3	41.25	5	68.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	113.27
Total	-	55.00	-	182.02

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : SRI.G.BASAVARAJU & SMT.K.ARUNA. NO 303 B, FLAT NO 104 , 10TH CROSS , IDEAL HOMES TOWN SHIP, RAJARAJESHWARNAGARA

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ashwath Narayana 185, 3rd Cross, T Dasarahalli, Bengaluru 560057 BCC/BL-3.2.3/E-2071/2001-2002

PROJECT TITLE : PROPOSED RESIDENTIAL BUILDING AT SITE NO 52 , KHATA NO 74452/735/686 , BBMP WARD NO 160 , BENGALURU

DRAWING TITLE : 327012132-25-04-2019 06-18-07\$. SARUNA BASAVARAJ

SHEET NO : 1